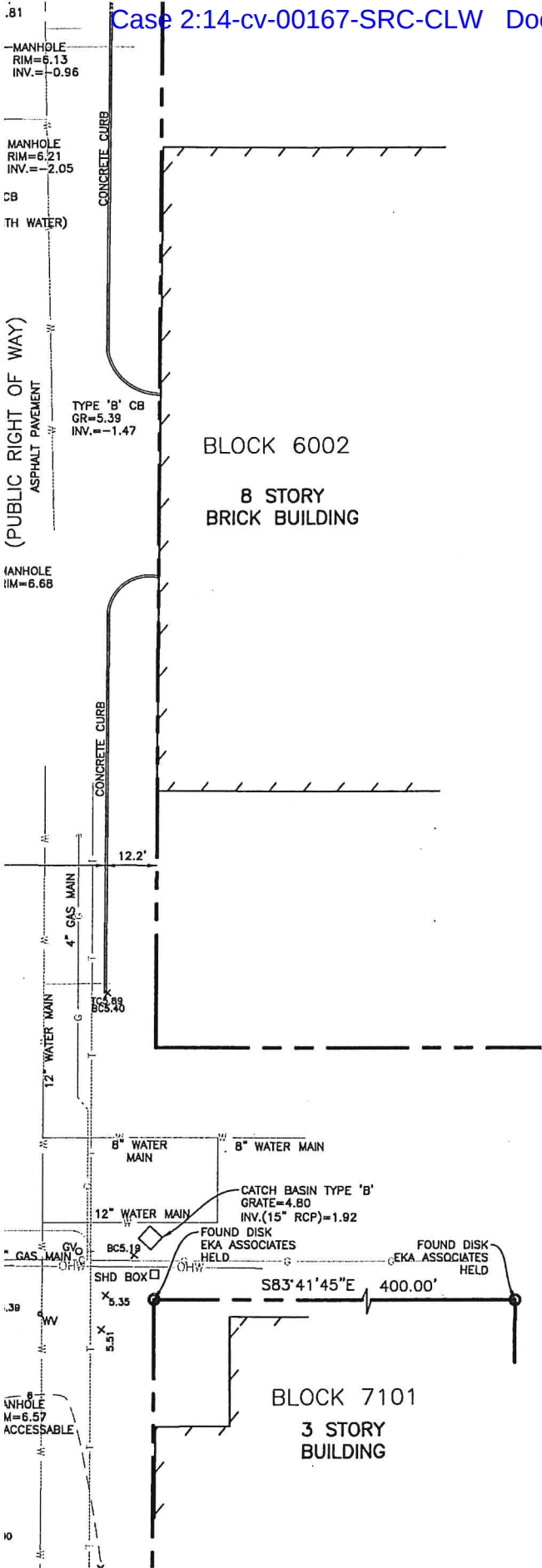


Exhibit J



371 WARREN STREET
JERSEY CITY, NJ 07302
(TEL) 201.217.9200 (FAX) 201.217.9607

603 MATTISON AVENUE
ASBURY PARK, NJ 07712
(TEL) 732.988.7020 (FAX) 732.988.7032

HANSON ENGINEERING DIVISION
7 DOIG ROAD, SUITE 1
WAYNE, NJ 07470
(TEL) 973.696.2600 (FAX) 973.696.1362

PERKS REUTTER DIVISION
FAIRWAY CORPORATE PLAZA
4300 HADDONFIELD ROAD, SUITE 115
PENNSAUKEN, NJ 08109
(TEL) 856.488.6200 (FAX) 856.488.4302

No.	DATE	ISSUE OR REVISION	BY

REVISIONS

COLES JERSEY
DEVELOPMENT CO.,
LLC

LOCATION:

BLOCK 6003, LOTS 2, 3 AND 4
BLOCK 6004, LOTS 1 AND 2
BLOCK 6005, LOT 13
BLOCK 6005, PART OF LOT 7
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

DRAWING TITLE:

ALTA / ACSM LAND
TITLE SURVEY

DRESDNER ROBIN

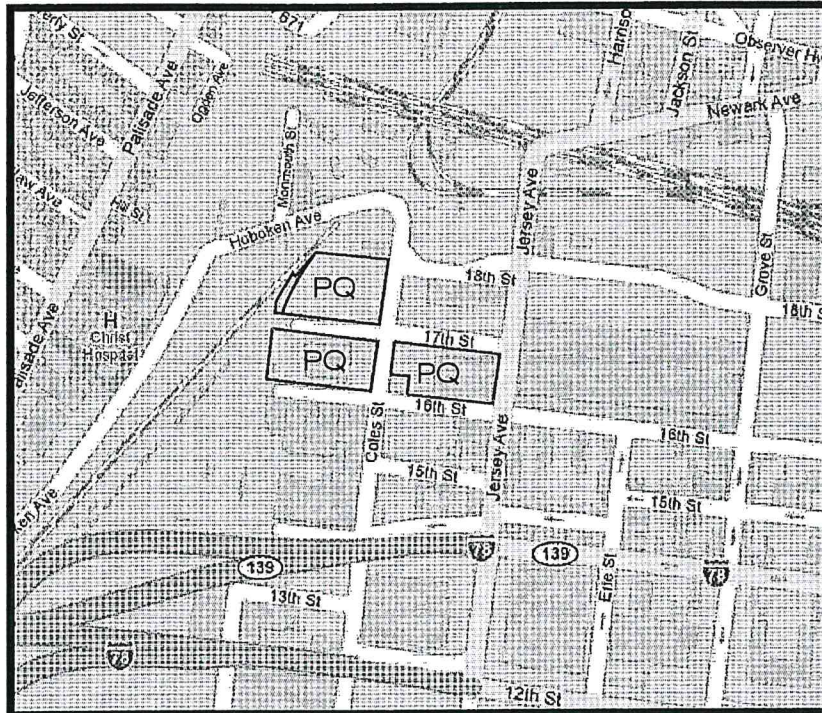
HANSON ENGINEERING DIVISION
7 DOIG ROAD WAYNE, NJ 07470
(TEL) 973.696.2600 (FAX) 973.696.1362
CERTIFICATE OF AUTHORIZATION # - 24GA27926000

GREG S. GLOOR
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NUMBER 24GS03718900

DRAWN BY: MDR	CHECKED BY: GSG	DRAWING NUMBER:
SCALE: 1" = 30'	DATE: OCT. 17, 2013	
JOB No. 10354-05		SHEET 1 OF 1

PLAINTIFF'S
EXHIBIT
DG-14-A
56 2-12-15

PENGAD 800-631-6989

**DEED DESCRIPTIO****BLOCK 6003 LOTS 2, 3 & 4**

BEGINNING AT THE POINT OF

LINE OF JERSEY AVENUE (80

1. ALONG THE NORTHERLY LIN

POINT IN THE NORTHERLY LI

2. ALONG BLOCK 6003, LOT 1 N

3. ALONG BLOCK 6003, LOT 1 N

EASTERLY LINE OF COLES S'

4. RUNNING ALONG THE EASTE

TO A POINT IN THE SOUTHE

5. RUNNING ALONG THE SOUTH

TO A POINT IN THE WESTER

6. RUNNING ALONG THE WEST

FEET TO A POINT IN THE NO

BLOCK 6004, LOTS 1 AN

BEGINNING AT THE POINT OF

LINE OF COLES STREET (60

1. ALONG THE NORTHERLY LIN

POINT IN THE EASTERLY LIN

2. RUNNING ALONG THE EASTE

FEET TO A POINT IN THE SO

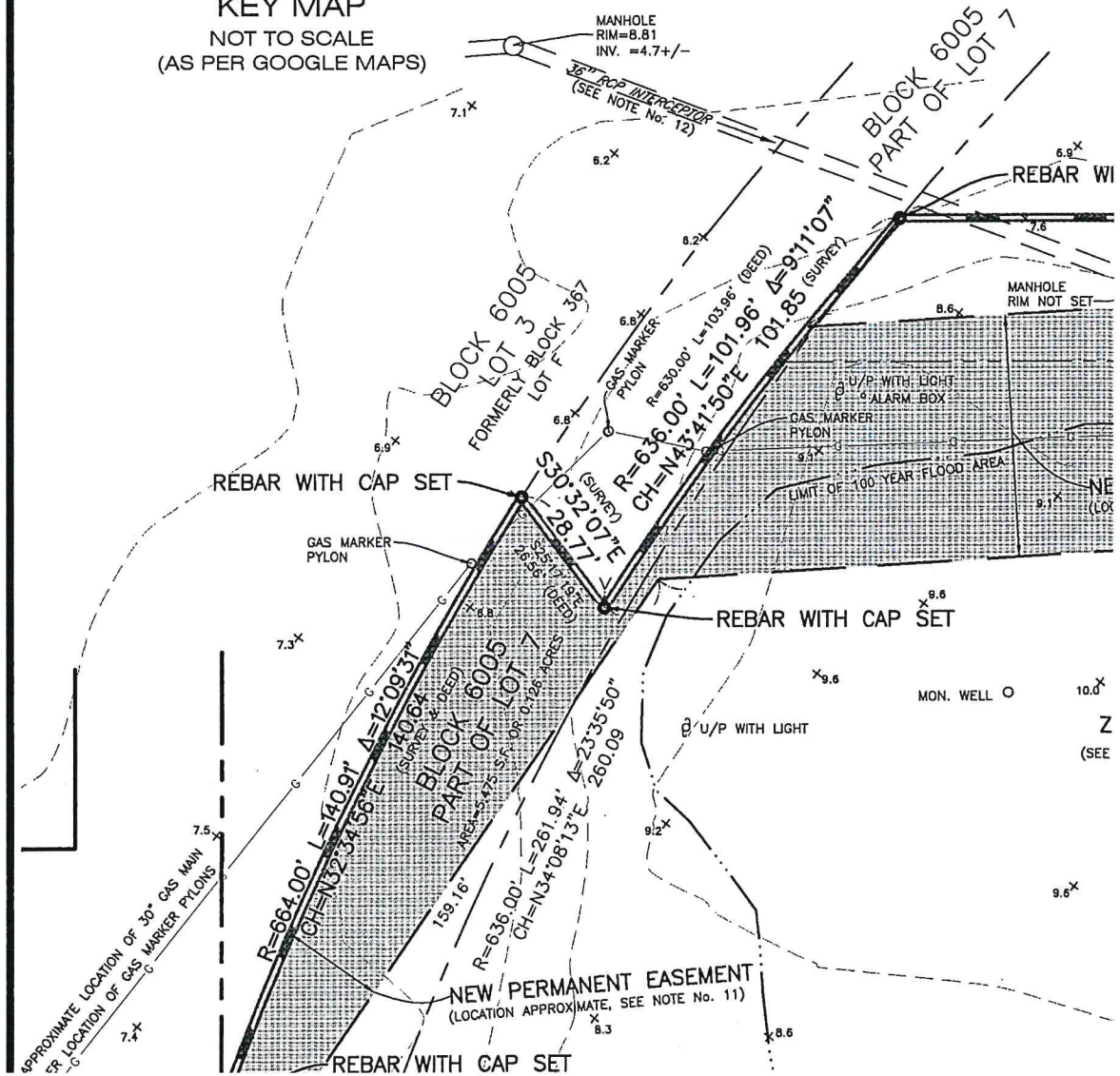
3. RUNNING ALONG THE SOUTH

TO A POINT IN THE WESTER

4. RUNNING ALONG THE WEST

FEET TO A POINT IN THE NO

KEY MAP
NOT TO SCALE
(AS PER GOOGLE MAPS)



NOTES:

1. THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY TRANS COUNTY TITLE AGENCY, COMMITMENT No. TC-72266-1, EFFECTIVE DATE: JULY 3, 2013 AND OTHER INFORMATION.
2. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
3. PROPERTY CORNER MARKERS WILL BE SET AS PER CONTRACTUAL AGREEMENT.
4. DEEDS OF RECORD:
 - DEED BOOK 8934, PAGE 973
 - DEED RECORDED ON SEPTEMBER 27, 2013
 - GRANTOR: OGDEN REALTY CO.
 - GRANTEE: COLES JERSEY DEVELOPMENT CO., LLC
5. BLOCK 6005, LOT 13 IS SUBJECT TO RESTRICTIONS AS RECORDED IN DEED BOOK 2964, PAGE 46 WHICH ARE NOT PLOTTABLE.
6. BLOCK 6005, LOT 13 IS SUBJECT TO PARCEL E115A WHICH IS A 10 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 5831, PAGE 001 WHICH IS SHOWN ON THIS SURVEY. DEED BOOK 5831, PAGE 001 DOES CONTAIN A TERMINATION DATE OR LENGTH OF TIME FOR PARCEL E115A.
7. BLOCK 6004, LOT 1 IS SUBJECT TO A RIPARIAN CLAIM FOR TIDELANDS BY THE STATE OF NEW JERSEY. (EXCEPTION No. 10)
8. THE SUBJECT PREMISES BLOCK 6003, LOTS 2, 3 AND 4; BLOCK 6004, LOTS 1 AND 2 AND BLOCK 6005, LOTS 7 & 13 LIE ENTIRELY WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY A 1% ANNUAL CHANCE FLOOD, DESIGNATED AS ZONE AE (EL. 9), A PORTION OF BLOCK 6005, LOT 13 LIES WITHIN A DESIGNATED ZONE AE (EL. 9) WITH THE REMAINDER OF THE LOT BEING LOCATED IN A ZONE X AS SHOWN ON A MAP ENTITLED, "FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 106 OF 118, COMMUNITY: JERSEY CITY, CITY OF, NUMBER:340223, PANEL: 0106, SUFFIX: D, MAP NUMBER 34017C0106D, EFFECTIVE DATE: AUGUST 16, 2006. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88). FEMA IS IN THE PROCESS OF REVISING THE FLOOD INSURANCE RATE MAPS FOR HUDSON COUNTY, NEW JERSEY, FLOOD ELEVATIONS MAY CHANGE IN THE FUTURE.
9. ENCROACHMENTS SHOWN ON SURVEY:
 - BLOCK 6005, LOT 13 - CHAIN LINK LOCATED IN THE FORMER SOUTHERLY HALF OF VACATED 18TH STREET UTILIZED BY BLOCK 6005, LOT 12 ENCROACH ONTO THE SUBJECT PREMISES, AS PER FIELD LOCATION DONE OCTOBER 9, 2013.
10. THE SUBJECT PREMISES, BLOCK 6003, LOTS 2, 3 AND 4; BLOCK 6004, LOTS 1 AND 2 AND BLOCK 6005, PART OF LOT 7 AND LOT 13 LIE WITHIN THE JERSEY AVENUE PARK REDEVELOPMENT AREA ZONE.
11. PART OF LOT 7 AND LOT 13 IN BLOCK 6005 IS SUBJECT TO AN UNRECORDED PERMANENT EASEMENT GRANTED TO TEXAS EASTERN TRANSMISSION, LP WHICH IS SHOWN ON MAP ENTITLED: "PERMANENT EASEMENT LOCATION, HUDSON COUNTY, NEW JERSEY, CITY OF JERSEY CITY, TRACT HUD-98.3", PREPARED BY SGC ENGINEERING, LLC, DATED: SEPTEMBER 30, 2013, ALIGNMENT SHEET No. LD-A-1077, DWG. NO. HUD-98.3.
12. THE SURVEYOR HAS NO KNOWLEDGE OF AN EXISTING EASEMENT FOR THE 36" PIPE LOCATED WITH THE FORMER BED OF 18TH STREET.

**LEGEND:**

	L/P	LIGHT POLE
	SIGN	
	BOLLARD	
	U/P	UTILITY POLE
	WV	WATER VALVE
	GV	GAS VALVE
	HYD	FIRE HYDRANT
	MH	MANHOLE
	P.S.-MH	PUBLIC SERVICE MANHOLE
	FDC	FIRE DEPARTMENT CONNECTION
	D/C	DROP CURB
	MONITORING WELL	
	OHW	OVERHEAD WIRE

— — — — — 5 — — — — —
 - - - - - 4 - - - - -
 CONTOUR LINES

NUSPCS NAD 1983 (2007)